



# Joint Work Session Meeting

## NOTICE OF MEETING

### Special Called Joint Work Session Parks & Recreation Board and City Council May 31, 2011 – 6:00 p.m. Wylie Municipal Complex Council Chambers/Council Conference Room 300 Country Club Road, Building #100

Eric Hogue .....	Mayor
M. G. "Red" Byboth .....	Mayor Pro Tem
David Goss .....	Place 1
Kathy Spillyards .....	Place 3
Bennie Jones .....	Place 4
Rick White .....	Place 5
Diane Culver .....	Place 6
Mindy Manson .....	City Manager
Richard Abernathy .....	City Attorney
Carole Ehrlich .....	City Secretary

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: [www.wylietexas.gov](http://www.wylietexas.gov) within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972-516-6020.

### CALL TO ORDER

*Announce the presence of a Quorum.*

### INVOCATION & PLEDGE OF ALLEGIANCE

### WORK SESSION

- Discussion regarding Community Park Improvements.  
(M. Sferra, Public Services Director/ Parks & Recreation Board)

### ADJOURNMENT

**CERTIFICATION**

*I certify that this Notice of Meeting was posted on this 27th day of May 2011 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

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**Carole Ehrlich, City Secretary**

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**Date Notice Removed**



# Wylie City Council

## AGENDA REPORT

**Meeting Date:** May 31, 2011  
**Division:** Parks  
**Prepared By:** Robert Diaz  
**Date Prepared:** May 26, 2011

**Item Number:** Work Session  
*(Board Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** \$  
**Exhibits:** 5

### Subject

Discussions regarding Community Park Improvements.

### Recommendation

N/a

### Discussion

At the May 23, 2011 regular Parks and Recreation Board meeting the Board reviewed the bids for the Community Park Improvements project that were received on Wednesday, May 18. In addition to reviewing the bids the Board discussed which of three options and various add alternate items may be awarded as part of the construction contract and they made a recommendation to the City Council regarding award of a contract for the project. Attached to this report are the recommended option by the Board and three options that the Board reviewed.

The project consultant will be on hand during this work session to discuss the bids and the four potential options for the park improvements.

In addition to reviewing bids and project options staff has discussed utilizing various funding sources to support the Base Bid and selected add alternates. In addition to the 2005 Bond funding other funding options are use of the Utility Fund for underground utilities (i.e. water, sewer) and financing of the athletic field lighting.

The purpose of the work session is to provide direction to the Board and staff regarding which construction and funding options they would want to pursue.

### Approved By

**Department Director**

*Initial*  
RD

*Date*  
May 26, 2011

**2011 Community Park Improvements**

**City of Wylie, Texas**

**Bid Opening: May 18, 2011 at 2:00 PM**

Bid Items	JDC Construction	The Fain Group	Schmoldt Construction	JC Commercial	Northstar Construction
Base Bid	\$ 1,515,000	\$ 1,770,000	\$ 1,427,000	\$ 1,367,777	\$ 1,649,000
Alt. A - Parking for 156 Spaces	\$ 317,000	\$ 333,415	\$ 247,000	\$ 260,000	\$ 330,000
Alt. B - Pvmnt. Markings for 156 Spaces	\$ 4,000	\$ 3,640	\$ 1,900	\$ 5,100	\$ 5,500
Alt. C - Landscape and Irr for 156 Spaces	\$ 22,000	\$ 36,600	\$ 17,000	\$ 17,000	\$ 18,000
Alt. D - Parking for 287 Spaces	\$ 448,000	\$ 500,990	\$ 390,000	\$ 356,000	\$ 497,500
Alt. E - Pvmnt. Markings for 287 Spaces	\$ 5,000	\$ 2,700	\$ 4,000	\$ 4,200	\$ 7,000
Alt. F - Landscape and Irr for 287 Spaces	\$ 31,000	\$ 42,800	\$ 17,700	\$ 21,000	\$ 18,500
Alt. G - Concession Stand - Jim Wilson	\$ 455,000	\$ 425,000	\$ 450,000	\$ 425,000	\$ 525,000
Alt. H-1 - Concession Stand - 14'x24'	\$ 79,000	\$ 56,500	\$ 115,000	\$ 92,000	\$ 170,000
Alt. H-2 - Concession Stand - 24'x36'	\$ 142,000	\$ 145,000	\$ 137,000	\$ 160,000	\$ 225,000
Alt. I - Football Field Improvements	\$ 70,000	\$ 58,000	\$ 70,000	\$ 62,000	\$ 86,000
Alt. J - Cooper Field Irrigation & Sod	\$ 55,000	\$ 135,000	\$ 39,000	\$ 32,000	\$ 85,000
Alt. K - 8 Bleacher Covers (Piers Only)	\$ 18,000	\$ 16,000	\$ 16,000	\$ 15,400	\$ 16,500
Alt. L - 8 New Bleachers	\$ 27,000	\$ 30,000	\$ 30,000	\$ 33,000	\$ 32,000
Alt. M - Plaza & Infield Lighting Package	\$ 125,000	\$ 109,000	\$ 97,000	\$ 51,000	\$ 127,000
Alt. N - Outfield Lighting Package	\$ 105,000	\$ 104,000	\$ 135,000	\$ 39,000	\$ 107,000
Alt. O - Light Pole Relocation	\$ 2,000	\$ 2,000	\$ 5,700	\$ 5,500	\$ 2,000
Alt. P - Landscaping and Seeding Plaza	\$ 17,000	\$ 18,000	\$ 20,000	\$ 22,000	\$ 19,000

## 5/23/11 Board Recommendation

### Project Funding:

Total Available Base Budget (incl. County and Bond, minus design fees) = \$1,467,000

Available funds from the Founder Park project = \$250,000

Available funds from the City of Wylie Utility Fund = \$365,000

Available lease/loan funding for field lighting improvements = \$440,500

**Total Available Funds = \$2,522,500**

### Option Suggested:

Base Bid = \$1,367,777

- Complete 8' wide concrete trail (over 0.8 miles)
- Demolition of existing four-plex of fields
- Complete finish-out of Rowell, Eldridge, and Tibbals Fields with sod and irrigation
- Cooper Field regarding, fencing, and drainage – no irrigation and sod
- New fencing for all fields – taller backstops (20' and 25' on Cooper)
- New concrete plaza area with joint layout design (4,500 square yards)
- Irrigation booster pump to increase the pressures in the park
- All underground water, sanitary sewer and storm sewer
- Retaining walls and handrails at Eldridge and Tibbals to set the fields lower than the plaza

Transformer Relocation = \$22,060 (per Oncor agreement)

Cooper Field Irrigation and Sod = \$32,000

Full Lighting Replacement pkg. = \$435,000

Relocation of the existing light pole in Football Field #4 = \$5,500

Design/ Build Concessions Stand = Capped @ \$300,000

112 Space Parking - \$200,000

Contingency = \$160,163

- 8 Bleacher Covers (piers only) = \$15,400 possible funding from WBA
- 8 New Bleachers = \$33,000
- Landscaping and Seeding Plaza = \$22,000
- Change Orders
- Art = ~\$14,500
- Football Press box = ~\$15,000
- Football Scoreboards
- Football Concessions/ Restroom (PCM bid of \$48,050.00 for 12X24)
- TBall Concessions/ Restroom (PCM bid of \$48,050.00 for 12X24)

**2011 Community Park Improvements  
City of Wylie, Texas  
Parks Board Meeting – May 23, 2011**

**Project Funding**

Total Available Base Budget (incl. County and Bond, minus design fees) = \$1,467,000

Available funds from the Founders Park project = \$250,000<sup>1</sup>

Available funds from the City of Wylie Utility Fund = \$365,000<sup>2</sup>

Available lease/loan funding for field lighting improvements = \$440,500

**Total Available Funds = \$2,522,500**

<sup>1</sup>The transfer of the funds allocated for Founders Park to Community Park will require approval by City Council.

<sup>2</sup>The City of Wylie has a Utility Fund that is available for the construction of utility infrastructure for City projects. The Community Park project base bid includes \$180,000 for underground utilities (water, sanitary sewer, and storm sewer) as well as \$185,000 for grading and drainage improvements for the site. The transfer of the funds from the Utility Fund to Community Park will require approval by City Council.

**Option 1**

- Base Bid = \$ 1,367,777
  - o Complete 8' wide concrete trail (over 0.8 miles)
  - o Demolition of existing four-plex of fields
  - o Complete finish-out of Rowell, Eldridge and Tibbals Fields with sod and irrigation
  - o Cooper field regarding, fencing and drainage – no irrigation and sod
  - o New fencing for all fields - taller backstops (20' and 25' on Cooper)
  - o New concrete plaza area with joint layout design (4,500 square yards)
  - o Irrigation booster pump to increase the pressures in the park
  - o All underground water, sanitary sewer and storm sewer
  - o Retaining walls and handrails at Eldridge and Tibbals to set the fields lower than the plaza
- Transformer Relocation = \$ 22,060 (per Oncor agreement)
- Cooper Field Irrigation and Sod = \$ 32,000
- Concession Stand / Restroom 24'x36' (3 toilets each) = \$ 160,000
- Full Lighting Replacement pkg. = \$435,000
- Relocation of the existing light pole in Football Field #4 = \$5,500
- Full Parking Improvements for **287** parking spaces = \$381,200
  - o Concrete Parking Improvements = \$356,000
  - o Pavement Markings = \$4,200
  - o Landscape and Irrigation = \$21,000
- Contingency = \$ 118,963 – 4.72% of total project (options are below)
  - o Change Orders
  - o Art = \$14,500
  - o Football improvements
  - o Bleacher covers
  - o Second concession stand / restroom = 92,000
  - o Landscaping and seeding of plaza = \$22,000

**2005 Bond Program (Items that are addressed are in bold)**

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| - 8-ft concrete trail                | - New bleachers                      |
| - Replace baseball / softball lights | - Additional parking                 |
| - Sod and irrigate infields          | - New concession stand and restrooms |
| - Additional t-ball field            |                                      |
| - Improve irrigation systems         |                                      |

**2011 Community Park Improvements  
City of Wylie, Texas  
Parks Board Meeting – May 23, 2011**

**Project Funding**

Total Available Base Budget (incl. County and Bond, minus design fees) = \$1,467,000

Available funds from the Founders Park project = \$250,000<sup>1</sup>

Available funds from the City of Wylie Utility Fund = \$365,000<sup>2</sup>

Available lease/loan funding for field lighting improvements = \$440,500

**Total Available Funds = \$2,522,500**

<sup>1</sup>The transfer of the funds allocated for Founders Park to Community Park will require approval by City Council.

<sup>2</sup>The transfer of the funds from the Utility Fund to Community Park will require approval by City Council.

**Option 2**

- Base Bid = \$ 1,367,777
  - o Complete 8' wide concrete trail (over 0.8 miles)
  - o Demolition of existing four-plex of fields
  - o Complete finish-out of Rowell, Eldridge and Tibbals Fields with sod and irrigation
  - o Cooper field regarding, fencing and drainage – no irrigation and sod
  - o New fencing for all fields - taller backstops (20' and 25' on Cooper)
  - o New concrete plaza area with joint layout design (4,500 square yards)
  - o Irrigation booster pump to increase the pressures in the park
  - o All underground water, sanitary sewer and storm sewer
  - o Retaining walls and handrails at Eldridge and Tibbals to set the fields lower than the plaza
- Transformer Relocation = \$ 22,060 (per Oncor agreement)
- Cooper Field Irrigation and Sod = \$ 32,000
- Concession Stand / Restroom 24'x36' (3 toilets each) = \$ 160,000
- Football Field grading, drainage and irrigation improvements = \$ 62,000
- Football press box = \$ 15,000
- Full Lighting Replacement pkg. = \$435,000
- Relocation of the existing light pole in Football Field #4 = \$5,500
- Full Parking Improvements for 156 parking spaces = \$282,100
  - o Concrete Parking Improvements = \$260,000
  - o Pavement Markings = \$5,100
  - o Landscape and Irrigation = \$17,000
- Contingency = \$ 141,063 – 5.6% of total project, but close to same amount spent on change orders at Founders (options are below)
  - o Change Orders
  - o Art = \$14,500
  - o Bleacher covers
  - o Landscaping and seeding of plaza = \$22,000

**2005 Bond Program (Items that are addressed are in bold)**

- |                                      |   |
|--------------------------------------|---|
| - 8-ft concrete trail                | - New bleachers                             |
| - Replace baseball / softball lights | - <b>Additional parking</b>                 |
| - Sod and irrigate infields          | - <b>New concession stand and restrooms</b> |
| - Additional t-ball field            |   |
| - Improve irrigation systems         |   |

**2011 Community Park Improvements  
City of Wylie, Texas  
Parks Board Meeting – May 23, 2011**

**Project Funding**

Total Available Base Budget (incl. County and Bond, minus design fees) = \$1,467,000

Available funds from the Founders Park project = \$250,000<sup>1</sup>

Available funds from the City of Wylie Utility Fund = \$365,000<sup>2</sup>

Available lease/loan funding for field lighting improvements = \$440,500

**Total Available Funds = \$2,522,500**

<sup>1</sup>The transfer of the funds allocated for Founders Park to Community Park will require approval by City Council.

<sup>2</sup>The transfer of the funds from the Utility Fund to Community Park will require approval by City Council.

**Option 3**

- Base Bid = \$ 1,367,777
  - o Complete 8' wide concrete trail (over 0.8 miles)
  - o Demolition of existing four-plex of fields
  - o Complete finish-out of Rowell, Eldridge and Tibbals Fields with sod and irrigation
  - o Cooper field regarding, fencing and drainage – no irrigation and sod
  - o New fencing for all fields - taller backstops (20' and 25' on Cooper)
  - o New concrete plaza area with joint layout design (4,500 square yards)
  - o Irrigation booster pump to increase the pressures in the park
  - o All underground water, sanitary sewer and storm sewer
  - o Retaining walls and handrails at Eldridge and Tibbals to set the fields lower than the plaza
- Transformer Relocation = \$ 22,060 (per Oncor agreement)
- Cooper Field Irrigation and Sod = \$ 32,000
- Concession Stand / Restroom **24'x36'** (3 toilets each) = \$ 160,000
- Concession Stand / Restroom **14'x24'** (1 toilets each) = \$ 92,000 (football field side)
- Full Lighting Replacement pkg. = \$435,000
- Relocation of the existing light pole in Football Field #4 = \$5,500
- Full Parking Improvements for **156** parking spaces = \$282,100
  - o Concrete Parking Improvements = \$260,000
  - o Pavement Markings = \$5,100
  - o Landscape and Irrigation = \$17,000
- Contingency = \$ 126,063 – 5.0% of total project, but close to same amount spent on change orders at Founders (options are below)
  - o Change Orders
  - o Art = \$14,500
  - o Bleacher covers
  - o Landscaping and seeding of plaza = \$22,000

**2005 Bond Program (Items that are addressed are in bold)**

- |   |   |
|---|---|
| - <b>8-ft concrete trail</b>                | - New bleachers                             |
| - <b>Replace baseball / softball lights</b> | - <b>Additional parking</b>                 |
| - <b>Sod and irrigate infields</b>          | - <b>New concession stand and restrooms</b> |
| - <b>Additional t-ball field</b>            |   |
| - <b>Improve irrigation systems</b>         |   |